



APPENDIX F

ANNEXATION POLICY AND PROGRAM

ANNEXATION POLICY

Approved by the City Council on September 7, 2004, by adoption of Resolution No. 3120.

Amended by the City Council on March 5, 2013, by adoption of M&C G-17824.

Amended by the City Council on March 6, 2018 by adoption of M&C G-19239.

I. PURPOSE AND INTENT

The City of Fort Worth seeks to annex property within its extraterritorial jurisdiction for the following purposes:

- To promote orderly growth by facilitating long-range planning for the provision of municipal services and by applying appropriate land use regulations, development standards, property maintenance standards, fire codes, construction codes and environmental regulations.
- To diversify the economic base and create job opportunities by annexing property for commercial and industrial development.

To fulfill these purposes, the City has formulated this annexation policy in order to:

- Provide the City Council with more specific, objective, and prescriptive guidance for making annexation decisions.
- Enable the City to be more proactive in identifying areas for annexation by providing for an annually updated five-year annexation program.
- Provide for meaningful public participation in formulating the annexation program as part of the annual update of the City's Comprehensive Plan.

II. DEFINITIONS

Annexation – The legal process by which a city extends its boundaries. A city may annex property only within its extraterritorial jurisdiction, unless the city owns the area.

Annexation Policy – A set of guidelines for making annexation decisions.

Annexation Program – An annually updated document identifying areas that the City wishes to consider for initiation of annexation during the succeeding five-year period. The annexation program expresses the City's intent to consider specific areas for annexation, but is not legally binding. Inclusion of an area in the program does not obligate the City to annex that area, nor does exclusion of an area from the program prevent the City from annexing the area.

Certificate of Convenience and Necessity – A utility service area permit authorizing a specified utility to be the sole service provider.

Disannexation – The legal process for a city removes an area from its boundaries.

Enclave (Planning Definition) – For planning purposes, Fort Worth defines an enclave as an area within the City's extraterritorial jurisdiction that is surrounded by the corporate limits of the City of Fort Worth and/or the corporate limits or extraterritorial jurisdiction of other municipalities.

Enclave (State Statute) - An enclave is defined as an area that is wholly surrounded by a municipality's city limits; and has fewer than 100 dwelling units.

Extraordinary Economic Development Project – A commercial or industrial project that is eligible for property tax abatement under the City's tax abatement policy as set forth in the Comprehensive Plan.

Extraterritorial Jurisdiction (ETJ) – Unincorporated area extending generally five miles from the city limit, excluding other incorporated municipalities and their ETJ, in which the City has the authority to annex property.

Full Municipal Services – Services provided by an annexing municipality within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service. The City of Fort Worth provides the following services, including but not limited to: fire and police protection; emergency medical services; access to water and wastewater services unless such services are provided by another utility; solid waste collection; operation and maintenance of parks, publicly-owned facilities, and streets; library services; drainage and storm sewer maintenance; enforcement of environmental health, zoning and subdivision ordinances; enforcement of building and construction codes; and inspection services.

Full-Purpose Annexation – The legal process for annexing an area in order to provide full municipal services. The city enforces all ordinances, provides services as provided by law, and assesses property taxes and sales taxes.

Growth Center – An area that contains, or has the capacity to contain, compact, higher intensity urban land uses, as designated by the City Council in the City's Comprehensive Plan. There are two types of growth centers:

- **Mixed-Use Growth Centers** – A highly urbanized area that has many characteristics of a downtown: a concentration of jobs, housing units, schools, parks, and other public facilities, public transportation hubs, pedestrian activity and a sense of place. This mix of uses supports sustainable development, which seeks to balance access, mobility, affordability, community cohesion, and environmental quality.
- **Industrial Growth Center** – An area consisting primarily of industrial and commercial uses, with a high concentration of jobs, mostly industrial in nature. Other related and supporting uses include office space and services. Unlike mixed-use growth centers, residential uses are generally discouraged within industrial growth centers.

Infrastructure – Facilities necessary to provide city services, usually referring to physical assets such as streets and utility lines.

Limited-Purpose Annexation – The legal process for annexing an area in order to provide only certain regulatory services for a specified period of time. Cities with populations of more than 225,000 have the authority to annex property for limited purposes. Cities may enforce planning, zoning, health and safety ordinances in areas annexed for limited purposes, but do not collect property or sales taxes or provide full municipal services. Residents may vote in city council elections and charter elections, but may not vote in bond elections or be elected to a city office.

Long-Term Development – Planned construction of residential, commercial and/or industrial uses that is anticipated to occur beyond a three-year timeframe.

Military Base—A presently functioning federally owned or operated military installation or facility in which an active training program is conducted.

Municipal Utility District – A political subdivision providing water, sewerage, drainage and/or other municipal services within a specified geographic area.

Planning Study – A document prepared by a municipality, pursuant to Section 43.123 of the Texas Local Government Code, prior to annexing an area for limited purposes, which identifies projected development; the need for annexation; the impact of annexation on surrounding residents, landowners, and businesses; and the proposed zoning of the area.

Protest Petition – A statement expressing opposition to a proposed City-

initiated annexation and containing the signatures of property owners representing 50 percent or more of the parcels within the territory to be annexed and 50 percent or more of the land area within that territory.

Regulatory Plan – A document adopted by the City Council, pursuant to Section 43.123 of the Texas Local Government Code, at the time an area is annexed for limited purposes, which identifies the planning, zoning, health and safety ordinances that will be enforced in the area and states the date by which the city will annex the area for full purposes.

Service Plan – A document adopted by the City Council, pursuant to Sections 43.056 and 43.065 of the Texas Local Government Code, describing the schedule for a municipality to provide full municipal services to an area annexed for full purposes. On the effective date of annexation, a municipality must provide: police and fire protection; emergency medical services; solid waste collection; operation and maintenance of water and wastewater facilities in the area that are not within the service area of another water or wastewater facility; and operation and maintenance of roads and streets (including lighting), parks, playgrounds, swimming pools and other publicly owned facilities, buildings or services if those services are provided by the municipality within its corporate boundaries. A municipality must provide full municipal services, which means all services provided within the city including water and wastewater services, within 2½ years after annexation but may extend the deadline to 4½ years after annexation for services that cannot reasonably be provided within 2½ years.

Tier 1 County—A county with a population of less than 500,000; and that is not a county that contains a freshwater fisheries center operated by the Texas Parks and Wildlife Department.

Tier 2 County—A county that is not a tier 1 county; or is a tier 1 county in which a majority of the registered voters of the county have approved being a tier 2 county by election.

Tier 1 Municipality—A municipality wholly located in one or more tier 1 counties that proposes to annex an area wholly located in one or more tier 1 counties.

Tier 2 Municipality—A municipality wholly or partly located in one or more tier 1 counties that proposes to annex an area wholly or partly located in a tier 2

county.

Urban Development – Development requiring water, sewerage and other municipal services to promote public health, safety and welfare. It may include residential development with a density equal to or greater than one dwelling unit per acre, as well as commercial and industrial development.

III. ANNEXATION CRITERIA AND PROCEDURE

The City of Fort Worth is a tier 2 municipality because it is partly located in Tarrant County, which is a tier 2 county and has a population over 500,000 people. This means that Fort Worth applies the annexation laws for tier 2 municipalities.

A. Full-Purpose Annexation

The City will consider full-purpose annexation of any area within its extraterritorial jurisdiction if and only if the area meets one or more of the following five criteria:

1. **Enclave:** The area meets both of the following conditions:
 - a. The area is an enclave and the City and its citizens would benefit from a logical city limit boundary that provides for the orderly and efficient provision of services; and
 - b. The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
 - c. The City is subject to TLGC, Section 43.0115, which applies to municipal authority to annex enclaves. Enclaves are wholly surrounded by city limits, and within the City's extraterritorial jurisdiction, and has fewer than 100 dwelling units. Notwithstanding any other law, the governing body of a municipality by ordinance may annex an area without the consent of any of the residents of, voters of, or owners of the land in the area under the procedures described by state law. [TLGC, Subchapter C-1]
2. **Urban Development:** The area meets all three of the following conditions:
 - a. The City is aware of or anticipates development activity of an urban nature in the area, with preference given to non-residential development or uses; and
 - b. The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city; and
 - c. The City has determined through an appropriate analysis of prospective revenues and expenditures, as described in Section V (Preparation of Fiscal Impact Analysis) below, that cumulative revenues will exceed cumulative expenditures for each affected budget fund over the 10-year period immediately following annexation, or over a longer period as appropriate for long-term development.
3. **Growth Center:** The area meets all three of the following conditions:
 - a. The area encompasses a designated growth center and thus requires urban services to develop as planned; and
 - b. The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
 - c. The City has determined through an appropriate analysis of prospective revenues and expenditures, as described in Section V (Preparation of Fiscal Impact Analysis) below, that cumulative revenues will exceed cumulative expenditures for each affected budget fund over the 10-year period immediately following annexation, or over a longer period as appropriate for long-term development.
4. **Adverse Impact:** The area meets all both of the following conditions:
 - a. Without annexation, potential development activity is likely to have an adverse fiscal or environmental impact on the City due to unregulated land uses and the City's inability to enforce development standards, building codes, and environmental regulations; and
 - b. The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
5. **Option to Expand:** The area meets all both of the following conditions:
 - a. Without annexation, interested parties may incorporate one or more separate municipalities or take other legal actions that might be detrimental to the City's orderly growth.
 - b. The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service

provision within the city.

1. **Industrial Districts:** A municipality may annex all or part of the area:
 - a. Located in an industrial district designated by the governing body of the municipality (TLGC, Section 42.044) under the requirements applicable to a tier 1 municipality;
 - b. On or after the date the contract expires, including any period renewing or extending the contract; or
 - c. As provided by the contract. [TLGC, Section 43.0116]
2. **Military Base:** A municipality may annex for full purposes:
 - a. Any part of the area located within five miles of the boundary of a military base in which an active training program is conducted.
 - b. The annexation proposition shall be stated to allow the voters of the area to be annexed to choose between either annexation or providing the municipality with the authority to adopt and enforce an ordinance regulating the land use in the area in the manner recommended by the most recent joint land use study. [TLGC, Section 43.0117]

In accordance with Sections 43.056 and 43.065 of the Texas Local Government Code, the Planning and Development Department shall prepare a service plan that provides for the extension of full municipal services to each area to be annexed for full purposes. The Planning and Development Department shall prepare the service plan after the City Council establishes the annexation timetable and shall make the plan available to the public for review and comment in advance of required public hearings. The City shall adopt the service plan by ordinance at the time the City annexes the area for full purposes.

B. Limited-Purpose Annexation

The City will consider limited-purpose annexation of any area if one or more of the five criteria in section A (Full-Purpose Annexation) above are met, and if either of the following two criteria is also met:

1. **Populated Area:** The area contains 100 or more separate lots or tracts of land containing residential dwellings and thus must be included in the municipal annexation plan three years prior to full-purpose annexation per State law. The area would be considered for limited-purpose annexation so that the City might control land use and the quality of development in

that populated area, pending full-purpose annexation.

2. **Long-Term Development:** The area is proposed for long-term development. The City will determine the feasibility of entering into an agreement with the property owner(s) for limited-purpose annexation so as to establish the timing of full-purpose annexation. The agreement may provide for the property to be annexed for full purposes in phases.

C. General Provisions

The following provisions apply to all proposed full- and limited-purpose annexations:

1. As a prerequisite for any proposed annexation, the City Manager shall certify that the proposed annexation would have no adverse effect upon the provision of municipal services within the City.
2. The City will annex any rights-of-way that are adjacent to and provide access to annexed property.

D. Protests of City-Initiated Annexation

1. **Annexations Included in Annexation Plan:** For any City-initiated annexation included in the annexation plan, the City shall comply with Sections 43.0562 and 43.0564 of the Texas Local Government Code as they prescribe procedures for negotiations and arbitration regarding the provision of municipal services.
2. **Annexations Not Included in Annexation Plan:** For any City-initiated annexation not included in the annexation plan, and not subject to any of the exemptions in paragraph 4 of this section, affected property owners may submit a protest petition to the Planning and Development Department prior to the date of the second City Council public hearing on that annexation. The Planning and Development Department shall determine the validity of this protest petition within 15 days of receipt. If the Planning and Development Department determines that the petition is valid, the City at that time shall request the petitioners to select five representatives to serve on a committee with City representatives to prepare the service plan (in the case of full-purpose annexation) or the regulatory plan (in the case of limited-purpose annexation). The service plan or the regulatory plan, as applicable, shall document any objections that have been expressed by a majority of the petitioners' representatives on this committee. In any decisions regarding the proposed annexation,

the City Council shall take under advisement the City's receipt of the protest petition and all deliberations pertaining to the service plan or the regulatory plan, as applicable.

3. Third-Party Fiscal Impact Analysis: At the request of affected property owners, through a valid protest petition as defined herein, the City shall hire an independent certified public accountant to conduct a third-party fiscal impact analysis using the methodology set forth in Section V of this policy. This provision for third-party fiscal impact analysis shall not apply, however, to City-initiated annexations that are subject to any of the exemptions in paragraph 4 of this section.
4. Exemptions: The following kinds of annexation areas shall be exempt from the provisions of paragraphs 2 and 3:
 - Street rights-of-way;
 - Enclaves existing as of the date of adoption of this policy (see Map 1, attached), with fewer than 100 lots or tracts containing residential dwellings;
 - Interjurisdictional boundary adjustments;
 - Areas with environmental conditions that pose an imminent threat to public health and safety, as determined by the City Council;
 - Areas that are subject to extraordinary economic development projects; and
 - Areas with the minimum length and width necessary to provide contiguity with the city limits for owner-initiated annexations.

IV. DISANNEXATION

In accordance with Section 43.141 of the Texas Local Government Code, a majority of the qualified voters of an annexed area may petition the City Council to disannex the area if the City fails to provide services to the area within the period specified by the service plan. Similarly, the City may seek to disannex an area if it determines that it is unable to provide municipal services to that area in accordance with State law.

V. PREPARATION OF FISCAL IMPACT ANALYSIS

For any proposed annexation, the Budget Office, in cooperation with other pertinent departments, shall conduct a fiscal impact analysis that considers prospective revenues and expenditures for both the General Fund and the Water and Sewer Fund. The Budget Office shall prepare a fiscal impact report

for review by the City Council, and shall make such report available for public review upon request.

A. Revenues

The following revenues shall be considered:

1. Property taxes to be generated by existing land uses, based on Tarrant Appraisal District assessed values and the City's current property tax rate.
2. Property taxes to be generated by proposed land uses, based on anticipated assessed values and the City's current property tax rate.
3. Sales taxes.
4. Other General Fund revenues including: Other Local Taxes, Licenses and Permits, Fines and Forfeitures, Use of Money and Property, Service Charges, and Other Revenue.
5. Water and wastewater tap and impact fees
6. Water and wastewater service fees.

B. Expenditures

The following expenditures shall be considered:

1. Operation and maintenance costs for all municipal services.
2. Required capital improvements.

C. Analysis Timeframe

The number of years in the analysis shall be based on the estimated build-out of the development, the repayment timetable for any debt assumed in the analysis, or 10 years, whichever is longer.

D. Per Capita Data Sources

For budget information, the most recently adopted Annual Budget shall be used. For total population and land use data, the most recently adopted Comprehensive Plan shall be used.

E. Population Estimate

To estimate population for an area, the number of housing units proposed for construction or annexation shall be multiplied by the average household size for Fort Worth, or for a comparable area within Fort Worth, according to the latest U.S. Census.

F. Methodology

1. Areas with Existing or Proposed Development: If an area is fully developed,

or substantially undeveloped but subject to an approved concept plan and/or preliminary plat, the analysis shall be based on the following guidelines.

- a. For any undeveloped areas, the anticipated rate of development shall be based on the construction timetable provided by the property owner.
 - b. Sales tax revenues and other General Fund revenues (item A 4 above) shall be estimated on a per capita or per acre basis, as appropriate.
 - c. Water and wastewater revenues shall be based on existing land uses and any proposed land uses provided by the property owner.
 - d. Expenditures shall be estimated on a per capita, per acre, or per linear foot basis, as appropriate, unless actual costs can be determined.
2. Other Areas: If an area is undeveloped and not subject to an approved concept plan or preliminary plat, the analysis shall be based on the following guidelines.
- a. The mix of land uses shall be as depicted in the Comprehensive Plan.
 - b. The anticipated rate of development shall be based on the annual growth rate for the pertinent planning sector of the city.
 - c. Sales tax revenues and other General Fund revenues (item A 4 above) shall be estimated on a per capita or per acre basis, as appropriate.
 - d. Water and wastewater revenues shall be based on the future land use identified in the Comprehensive Plan.
 - e. Expenditures shall be estimated on a per capita, per acre, or per linear foot basis, as appropriate, unless actual costs can be determined.

G. Timing for Preparation of Fiscal Impact Analysis

1. Annexations Initiated by Property Owners: Upon receipt of a valid annexation petition and application, the Budget Office shall conduct the fiscal impact analysis within 30 days and prior to the City Council public hearing on establishing the annexation timetable. As an alternative, the City will verify the accuracy of the fiscal impact analysis submitted by the property owners prior to initiating the annexation process.
2. Annexations Initiated by the City: The City will conduct the fiscal impact analysis prior to scheduling the required City Council public hearing on establishing the annexation timetable.

VI. PREPARATION OF FIVE-YEAR ANNEXATION PROGRAM

The Planning and Development Department and other pertinent departments, shall prepare an annexation program that identifies areas that the City wishes to consider for initiation of annexation during the succeeding five-year period. The program shall be incorporated into the City's Comprehensive Plan, and revised as part of the annual update.

The program will estimate the year in which each proposed annexation might occur. In preparing its capital improvement program and annual operating budget, the City shall determine the feasibility of providing municipal services to areas identified in the annexation program. The City shall involve property owners and community organizations from the extraterritorial jurisdiction, as well as those from the City itself, in formulating the five-year annexation program.

The City shall assign priority to annexing areas that are located within the geographic scope of its Certificate of Convenience and Necessity (CCN), within the geographic scope of another CCN that complies with the City of Fort Worth's standards for water and wastewater infrastructure, or within a Municipal Utility District that complies with such standards. Within these areas, the City shall assign high priority to non-residential development and uses, and shall assign low priority to large-lot (more than 1-acre) residential subdivisions not connected to City water and sewer systems, where a majority of the residents have expressed opposition to annexation.

The City wishes to allocate sufficient time for the transition of proposed annexation areas from the ETJ into the city. This transitional period would enable the City to arrange for the provision of adequate municipal services, and would enable affected property owners to prepare for the impacts of annexation. Accordingly, the annexation program shall delay any City-initiated annexations for three years or more from the date of the annexation area's initial inclusion in the program. The following kinds of annexation areas, however, shall be exempt from this waiting period:

- Street rights-of-way;
- Enclaves existing as of the date of adoption of this policy (see Map 1, attached), with fewer than 100 lots or tracts containing residential dwellings;
- Interjurisdictional boundary adjustments;
- Areas with environmental conditions that pose an imminent threat to public health and safety, as determined by the City Council;

- Areas that are subject to extraordinary economic development projects; and
- Areas with the minimum length and width necessary to provide contiguity with the city limits for owner-initiated annexations.

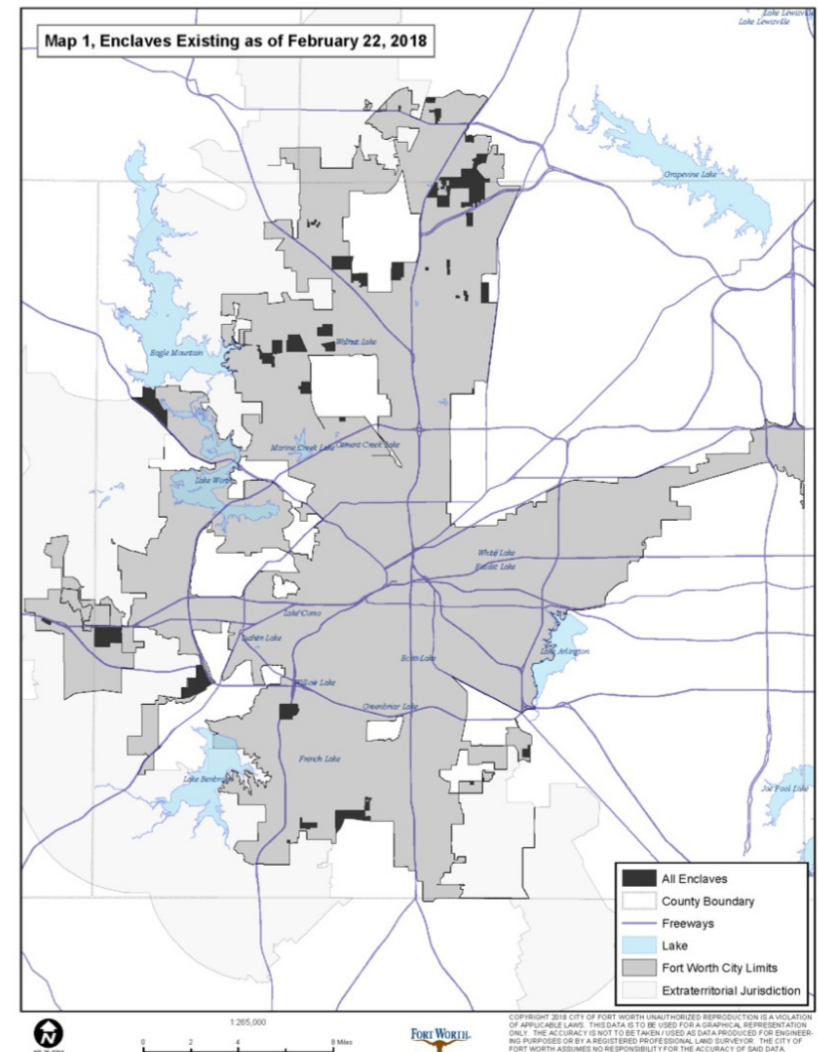
Inclusion of an area in the five-year annexation program does not obligate the City to annex that area. Similarly, exclusion of an area from the five-year annexation program does not prevent the City from annexing the area.

VII. EXTERNAL COMMUNICATION

In addition to public hearing requirements established by Sections 43.0561 and 43.124 of the Texas Local Government Code, the City of Fort Worth shall seek to communicate with City residents, affected property owners and pertinent government agencies throughout the annexation process. The City shall use its website, community meetings, direct mail, the City Page, and other appropriate media to disseminate information about any City-initiated annexation. Upon request, the City's Community Relations Department shall assist affected property owners in establishing neighborhood organizations so as to facilitate communication with the City.

The City shall seek public comments during the annual update of the annexation program at meetings of various community organizations throughout the City and its extraterritorial jurisdiction. At these meetings, the City shall explain the benefits of annexation, including full municipal services; planning, zoning, health and safety regulations; economic development; and orderly growth. The City shall also explain the costs to be incurred by the City and by affected property owners as a result of annexation.

Prior to conducting formal public hearings on any City-initiated annexation, the City shall conduct one or more public information meetings to explain the purpose of the annexation and to describe the annexation process. The City shall notify affected property owners about these meetings by direct mail.



Enclaves are areas within the City's ETJ that are surrounded by the corporate limits of the City of Fort Worth and/or the corporate limits or ETJ of other municipalities or otherwise approved by Fort Worth City Council. The above map depicts enclaves that existed at the time the annexation policy was adopted. Several have since been incorporated into the city, and new enclaves have formed. (Source: Planning and Development Department, 2018.)

FIVE-YEAR ANNEXATION PROGRAM

January 1, 2019 to December 31, 2023

On September 7, 2004, the City Council adopted an annexation policy for the City of Fort Worth to provide more specific guidance for making annexation decisions, to be more proactive in identifying annexation areas, and to promote more meaningful citizen participation during the annexation process. The policy calls for the annual preparation of a five-year annexation program. The City Council adopted the first annexation program, as part of the Comprehensive Plan, on February 22, 2005.

This program identifies areas that the City wishes to consider for annexation during the succeeding five-year period. It expresses the City's intent to consider specific areas for annexation, but is not legally binding. Inclusion of an area in the program does not obligate the City to annex that area, nor does exclusion of an area from the program prevent the City from annexing the area. While the annexation program merely serves as a guide, its preparation enables the City to be more proactive in identifying areas that might be suitable for annexation and to involve affected property owners and other stakeholders well in advance of any annexation decisions. The program consists of this narrative and a set of maps and accompanying tables that describe the areas to be considered for annexation.

The annexation program is incorporated into the Comprehensive Plan and updated annually. The annexation program follows calendar years, and each year begins on January 1 and ends on December 31.

The City involves property owners and community organizations from the extraterritorial jurisdiction (ETJ), as well as those from within the City, in formulating the five-year annexation program. The City conducts meetings with pertinent local governments, property owners, and community organizations directly affected by potential annexations. In addition, the City conducts public hearings to receive comments on the annexation program from interested citizens. This narrative discusses the procedures followed to prepare the annexation program, the potential City-initiated and owner-initiated annexation areas over the next five years, the potential annexation areas over the subsequent six to twenty years, and the relationship of the annexation program to the City's Comprehensive Plan and capital improvement program.

Procedure to Prepare Annexation Program

The annexation policy provides that the Planning and Development Department and other pertinent departments, prepare the annexation program. Staff reviewed areas meeting the annexation criteria contained in the annexation policy, including:

- Enclaves,
- Areas of urban development,
- Designated growth centers,
- Areas posing an adverse environmental or financial impact if not annexed, and
- Areas deterring the City's option to expand.

The City assigned priority to areas that are located within the geographic scope of its Certificate of Convenience and Necessity (CCN) or within the geographic scope of another CCN that complies with the City of Fort Worth's standards for water and wastewater infrastructure. City staff from various departments, including Planning and Development, Water, Transportation and Public Works, Fire, Police, Financial Management, and Law, met to discuss potential areas satisfying the annexation criteria and to prioritize them for annexation over the next five years and beyond.

With this information, the Planning and Development Department prepared a draft annexation program for review and discussion by the City Council, pertinent county governments, property owners, and community organizations directly affected by the annexation program. City staff held individual work sessions with the City Council members and their appointed City Plan Commissioner and Zoning Commissioner. Citizens were also able to comment on the annexation program at a City Plan Commission public hearing and a City Council public hearing held as part of the annual update of the Comprehensive Plan.

Year 1: 2019

No potential city-initiated annexations.

Year 2: 2020

Six areas are identified for annexation in Year 3. Areas 1, 2, 3, 4, 5 and 6 are enclaves. Area 1 is expected to experience urban development. Area

3 is an electrical right-of-way and will come into the city with the Edwards-Geren limited-purpose annexation area (N). Areas 5 and 2 are subject to development agreements to expire in 2020. Properties with a development agreement that remain eligible after the development agreement expires may extend the agreement. Area 4 is a limited-purpose annexation. All areas are within Fort Worth's CCN boundary.

Year 3: 2021

Seven areas are identified for annexation in Year 3. Areas 8, 9, 10, 11, 12, 13 and 14 are enclaves. Areas 8, 9, 10, 11 and 13 are subject to development agreements set to expire in 2021. Area 12 is large lot residential. Area 14 is experiencing urban development.

Year 4: 2022

Three areas are identified for annexation in Year 4. Areas 15 and 16 are enclaves. Area 17 is expected to become an enclave. Area 15 is in the City of Fort Worth's CCN boundary. Area 16 is in the Johnson County SUD.

Year 5: 2023

Two areas are identified for annexation in Year 5. Areas 18 and 19 are Enclaves. Area 18 is in the City of Fort Worth's CCN boundary. Area 19 is in the City of Fort Worth's CCN and in the Johnson County SUD.

Potential Owner-Initiated Annexation, 2019–2023

The annexation program also considers areas within the City's ETJ where property owners may wish to initiate annexation and which may meet the annexation criteria noted in the policy. These areas are generally located in close proximity to water, wastewater, and fire services, and may be subject to valid preliminary plats, concept plans, or are anticipated sites for urban development. At this time, eleven potential owner-initiated annexation areas have been identified. Area N, the Edwards-Geren limited-purpose annexation area consists of 276 acres, scheduled to be annexed for full purposes by December 31, 2019. An enclave (Area 3) created by this limited-purpose annexation area will be considered for annexation through the City-initiated process at the same time. This area may be subject to an additional development agreement due to its agricultural exemption status, which would push the scheduled annexation beyond 2019. Area G, the Northwest Pipe

Company is currently a limited-purpose annexation area that is expected to be owner-initiated in 2019.

Potential Annexation, 2024–2038

The City has also evaluated enclaves, limited-purpose annexation areas, concept plans, and preliminary plats that may not be ready for annexation within the next five years, but may be considered in the next six to twenty years. Map 2 and Table 2 describe these areas in more detail. For enclaves and preliminary plats, these areas may not be within the City's CCN or be able to be served with City water, wastewater, or fire services in the near future. Limited-purpose annexation areas may be subject to development agreements with property owners, which require that portions of the areas be annexed for full purposes as they are platted.

Eighteen potential annexation areas are considered for annexation during years 2024 to 2038. These areas consist of seven existing enclaves, twelve areas with anticipated urban development, three potential enclaves, and one area of adverse impact. Additionally, nine areas of anticipated owner-initiated annexation are noted.

The Walsh Ranch limited-purpose annexation area, Area G, consisting of approximately 7,104 acres, is scheduled to be annexed for full purposes as sub-areas are platted with the full area to be annexed by May 26, 2026. An enclave created by this limited-purpose annexation area may be considered for annexation through the City-initiated process at the same time.

Relationship to Comprehensive Plan and Capital Improvement Program

The Comprehensive Plan is a general guide for making decisions about the City's growth and development. It presents a broad vision for Fort Worth's future and describes major policies, programs, and projects to realize that vision. The Comprehensive Plan contains both the annexation program and the capital improvement program as appendices. These programs are revised as part of the annual update of the Comprehensive Plan.

In preparing its capital improvement program, the City must determine the feasibility of providing municipal services to areas identified in the annexation program. The City has identified capital improvements, beyond those covered by the current bond program, that will be necessary to provide adequate municipal services to the potential annexation areas. These improvements are

addressed to the right according to the potential annexation year.

Water/Sewer Service for Property in the City's ETJ

When a property owner requests City water service and/or sewer service within the City's extraterritorial jurisdiction, then the owner must either:

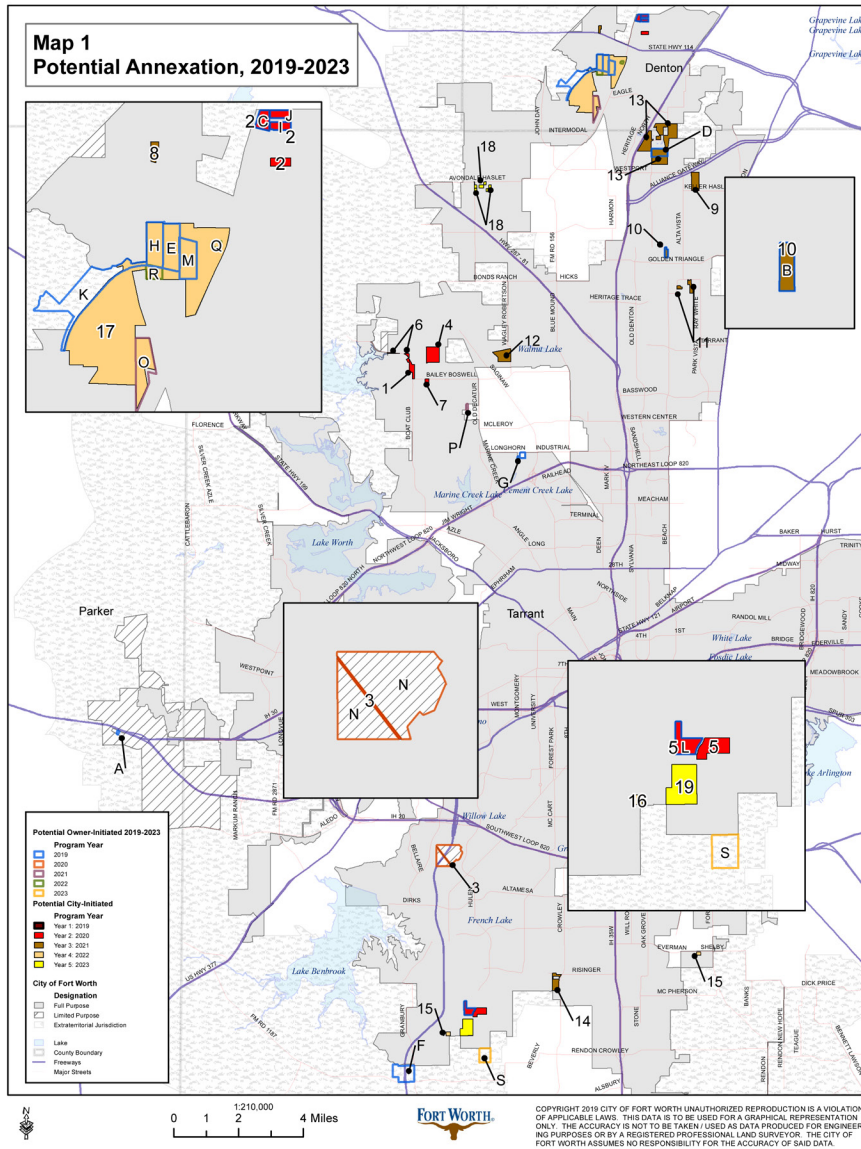
- Petition the City to be annexed if the property can be annexed per state law, or
- Enter into a pre-annexation agreement with the City to be voluntarily annexed at the time the property can be annexed per state law.

The City Council may approve or deny any annexation petitions or pre-annexation agreements.

Year	Description of Needed Capital Improvements
Year 1: 2019	No potential city-initiated annexations.
Year 2: 2020	<p><u>Fire Stations:</u> Areas 1, 4 and 6 would be served by existing Fire Station 40. Area 2 would be served by existing Fire Station 11. Area 3 would be served by existing Fire Station 26. Area 5 would be served by existing Fire Station 36 and future Fire Station 46 (once built).</p> <p><u>Roadways:</u> (Areas 1, 2, 3, 4, 5, and 6) Area 1: Boat Club Rd NCO-L3-NTMS-P0-BLS (130) estimate to construct full design \$31,798,200 Bailey Boswell NCO-L2-T0-NTMS-P0-BOP (110) estimate to full design \$397,719 Area 2: No thoroughfares Area 3: No thoroughfares Area 4: Morris Dido Newark NCO-L3-NTMS-P0-BLS (130) estimate to construct full design \$1,134,871 Area 5: No thoroughfares Area 6: Boat Club Rd NCO-L2-T0-NTMS-P0-BOP (110) estimate to construct full design \$1,140,465</p>
Year 3: 2021	<p><u>Fire Stations:</u> Area 7 would be served by existing Fire Station 40. Area 8 would be served by existing Fire Station 23 and future Fire Station 43 (once built). Area 9 would be served by existing Fire Station 38. Areas 10 and 11 would be served by existing Fire Station 37. Area 12 would be served by existing Fire Station 40. Area 13 would be served by existing Fire Station 35. Areas 14 would be served by existing Fire Station 29</p> <p><u>Roadways:</u> (Areas 7, 8, 9, 10, 11, 12, 13 and 14) Area 7: Bailey Boswell NCO-L2-T0-NTMS-P0-BOP (110) estimate to full design \$1,115,504 Area 8: No thoroughfares Area 9: No thoroughfares Area 10: Keller Hicks NCO-L1-T0-TWTL-P0-BOP (80) estimate to construct full design \$311,000 Area 11: No thoroughfares Area 12: Wagley Robertson NCO-L1-T0-TWTL-P0-BOP (80) estimate to construct full design \$4,396,126</p>
Year 4: 2022	<p><u>Fire Stations:</u> Area 15 would be served by existing Fire Station 28. Area 16 would be served by existing Fire Station 36 and future Fire Station 46 (once built). Area 17 would be served by existing Fire Station 11.</p> <p><u>Roadways:</u> (Areas 15, 16 and 17) Area 15: Shelby NCO-L2-T0-NTMS-P0-BOP (110) estimate to full design \$895,959 Area 16: Cleburne Crowley NCO-L2-T0-TWTL-P0-BOP (110) estimate to full design \$690,000 Summer Creek NCO-L2-T0-NTMS-P0-BLS (110) 987,197 Area 17: Eagle Parkway CCO-L3-T0-NTMS-P0-BOP (130) estimate to construct full design \$10,499,235</p>
Year 5: 2023	<p><u>Fire Stations:</u> Area 18 would be served by existing Fire Station 34. Area 19 would be served by existing Fire Station 36 and future Fire Station 46 (once built).</p> <p><u>Roadways:</u> (Areas 18 and 19) Area 18: Willow Springs NCO-L2-T0-TWTL-P0-BOP (110) estimate to full design \$2,308,566 Avondale Haslet NCO-L2-T0-NTMS-P0-BLS (110) estimate to full design \$531,180 Area 19: Cleburne NCO-L1-T0-TWTL-P0-BOP (80) estimate to construct full design \$2,770,268</p>

*Water and Sewer: All extensions to be funded by developers of adjacent property and/or Water & Wastewater capital improvement program.

*Roadways: that these costs do not include the cost of maintenance over the lifetime of the roadways. All roadway expansion is to be funded by developers of adjacent properties during the development process. All annexed properties will be included in the Traffic Impact Fee study update in 2023. After the impact fee study update and annexation project eligibility for CIP packages will be determined by need and prioritization policies.



**TABLE 1: ANNEXATION PROGRAM
POTENTIAL ANNEXATION 2019-2023**

Map ID #	CCN	Council District	Future Land Use	Acres	Res Parcels	Res Units	Non-Res Parcels	Criteria to be Met	Program Year	Comments
POTENTIAL CITY-INITIATED ANNEXATION										
1	City of Fort Worth / Tarrant County MUD 1	7	SF, GC, INFRA	38	2	2	5	enclave	2020	Some properties may be eligible for development agreements at time of annexation.
2	City of Fort Worth / Town of Northlake	7	GC	57	0	2	5	adverse impact	2020	Subject to development agreement to expire 2020.
3	City of Fort Worth	6	INFRA	7	0	0	3	enclave	2020	Electrical ROW will come into City with Edwards-Green limited purpose annexation area (L).
4	City of Fort Worth / Tarrant County MUD 1	7	RURAL, SF	123	8	10	3	Annexed for limited purposes in 2022 Enclave Areas	2020	Eagle Mountain Zone limited purpose annexation area subject to 6/21/04 contract with property owners and City; decision no earlier than 1/1/09.
5	City of Fort Worth	6	SF, INST	103	1	1	6	enclave	2020	Subject to development agreement to expire 2020.
6	City of Fort Worth / Tarrant County MUD 1	7	AG, SF, NC	17	2	2	4	Annexed for limited purposes in 2022 Enclave Areas	2020	Eagle Mountain Zone limited purpose annexation area subject to 6/21/04 contract with property owners and City; decision no earlier than 1/1/09.
7	City of Fort Worth / Tarrant County MUD 1	7	SF	11	0	0	1	enclave	2020	Church facility
8	City of Fort Worth	7	SF	10	1	2	2	enclave	2021	Subject to development agreement to expire 2021.
9	City of Fort Worth	7	AG, RURAL, MU, INFRA, LAKES & PONDS	86	32	25	1	enclave	2021	Subject to development agreement to expire 2021.
10	City of Fort Worth	7	SF	17	1	0	1	enclave	2021	Subject to development agreement to expire 2021.
11	City of Fort Worth	4	SF	37	0	3	6	enclave	2021	Subject to development agreement to expire 2021.
12	City of Fort Worth	7	SF	104	30	23	4	enclave	2021	Large lot residential low priority for annexation.
13	City of Fort Worth	7	RURAL, SF, LI, IGC	441	7	7	19	enclave	2021	Subject to development agreement to expire 2021.
14	City of Fort Worth	6	SF, LDR, NC, LI	61	4	20	22	enclave	2021	Moved from 2016 at Council Member's request
15	City of Fort Worth	8	SF	8	1	3	1	enclave	2022	Large lot with one Ag exemption moved from 2020 at Council Member's request
16	Johnson County SUD	6	SF, NC	10	0	0	3	enclave	2022	Area not currently in City's CCN.
17	City of Fort Worth	7	GC, LI, IGC	914	0	0	20	enclave	2022	Some properties may be eligible for development agreements at time of annexation.
18	City of Fort Worth	7	RURAL	34	6	6	0	enclave	2023	Subject to development agreements to expire 2023.
19	City of Fort Worth / Johnson County SUD	6	SF, INST, RURAL	115	4	2	7	enclave	2023	New Enclave. Added in 2019 at Council Member's Request. Large lot with two Ag exemptions.

POTENTIAL OWNER-INITIATED ANNEXATION

Map ID #	CCN	Council District	Future Land Use	Acres	Res Parcels	Res Units	Non-Res Parcels	Criteria to be Met	Program Year	Comments
A	None	3	LI	5	0	0	1	urban development	2019	All Storage Walsh Ranch LLC (H20)
B	City of Fort Worth	7	SF	42	1	0	1	enclave	2019	Beltran Tract - Development Agreement Expires
C	City of Fort Worth / Town of Northlake	7	GC	44	0	0	1	adverse impact	2019	Mitchell Tract - Speedway North
D	City of Fort Worth	7	LI	75	1	1	1	urban development	2019	Wiggins Tract
E	City of Fort Worth	7	LI	61	0	0	2	urban development	2019	Alliance-155 Partnership, LP - Hines Development
F	City of Fort Worth / None	6	MUGC	202	0	0	4	urban development Annexed for limited purposes in 2014.	2019	Chisholm 1187 LLC & FW 205 Partners LTD Property - Development Agreement Expires
G	City of Fort Worth	2	LI	22	0	0	1	urban development	2019	Northwest Pipe Company
H	City of Fort Worth	7	LI, IGC	58	0	0	2	urban development	2019	Shelton Property - Hines Development
I	City of Fort Worth / Town of Northlake	7	GC	44	0	0	1	adverse impact	2019	Bethelhausen Tract - Speedway North
J	City of Fort Worth / Town of Northlake	7	GC	44	1	1	0	adverse impact	2019	Wood Tract - Speedway North
K	City of Fort Worth	7	SF, LI, IGC	151	0	0	5	urban development	2019	NorthPoint Development Phase 2
L	City of Fort Worth	6	SF	46	0	0	2	enclave	2019	Subject to development agreement to expire 2020.
M	City of Fort Worth	7	LI, IGC	56	0	0	1	urban development	2019	Wilson Tract
N	City of Fort Worth	6	MUGC	86	0	0	18	urban development	2020	Edwards-Green limited purpose annexation area to be full purpose annexed on or after 12/31/19.
O	City of Fort Worth	7	IGC	73	0	0	1	urban development	2021	Fenner Property - Development Agreement Expires
P	City of Fort Worth	7	SUB	6	0	1	1	urban development	2021	Fincher Property - Development Agreement Expires
Q	City of Fort Worth	7	GC, IGC	4	0	0	1	urban development	2022	Peterson/Judge Property - Development Agreement Expires
R	City of Fort Worth	7	LI, IGC	16	0	0	1	urban development	2022	Shelton Property - Development Agreement Expires
S	City of Fort Worth	6	AG, SF	95	0	0	2	urban development	2023	Crowley ISO - CTE Addition

Shading in Map ID# column indicates area with properties likely to be offered development agreement.
(State Statute) - An enclave is defined as an area that is wholly surrounded by a municipality's city limits, and has fewer than 100 dwelling units.

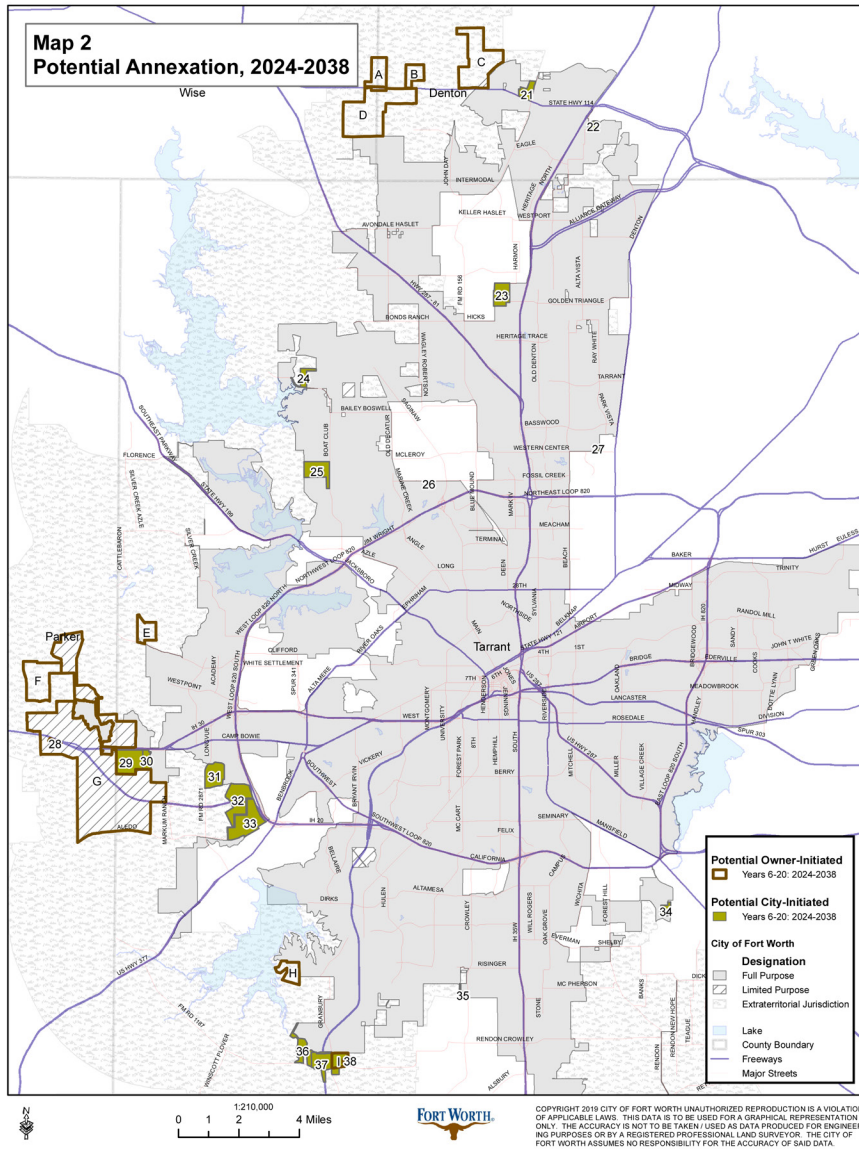


TABLE 2: ANNEXATION PROGRAM
POTENTIAL ANNEXATION 2024-2038

Map ID #	CCN	Future Land Use	Acres	Res Parcels	Res Units	Vacant Res Parcels	Non-Res Parcels	Criteria to be Met	Program Year	Comments
POTENTIAL CITY-INITIATED ANNEXATION										
21	Aqua Texas Inc	GC	134	1	1	0	32	adverse impact	6-20	Moved from five-year program after 2017 legislative session.
22	City of Fort Worth	IGC	56	0	0	0	3	urban development	6-20	Moved from five-year program after 2017 legislative session.
23	City of Fort Worth	SF, INST, NC, LI	243	9	6	4	32	enclave, urban development	6-20	Moved from five-year program after 2017 legislative session.
24	City of Fort Worth Tarrant County MUD 1	SF	103	1	1	0	7	urban development	6-20	Annexed for limited purposes in 2002. Moved from five-year program after 2017 legislative session. Annexed for limited purposes in 2002. Moved from five-year program after 2017 legislative session.
25	City of Fort Worth	SF, MDR, NC	302	0	0	0	1	urban development	6-20	Development Agreement for portion of area. Moved from five-year program after 2017 legislative session.
26	City of Fort Worth	INFRA	6	0	0	0	1	urban development	6-20	Tarrant County facility, has been receiving water and wastewater service since 2010.
27	City of Fort Worth	INST, INFRA, OPEN SPACE	12	0	0	0	3	urban development	6-20	Area is not receiving water or sewer service.
28	None	LI	29	0	0	0	1	enclave	6-20	Area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
29	City of Fort Worth	SF, NC, LI	421	2	2	0	14	enclave	6-20	Part of area not currently in City's CCN.
30	None	SF, NC	106	225	149	76	13	enclave	6-20	Part of area not currently in City's CCN.
31	City of Fort Worth	RURAL, SF	305	0	0	0	11	urban development	6-20	Moved from five-year program after 2017 legislative session.
32	City of Fort Worth	SF, IGC	450	0	0	0	3	enclave	6-20	Moved from five-year program after 2017 legislative session.
33	City of Fort Worth	IGC	513	0	0	0	11	enclave	6-20	Moved from five-year program after 2017 legislative session.
34	City of Kennedale City of Fort Worth	INFRA, LI	75	5	5	0	13	enclave, urban development	6-20	Area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
35	City of Fort Worth	INFRA, LI	40	1	1	0	14	enclave, urban development	6-20	Moved from five-year program after 2017 legislative session.
36	City of Fort Worth / None	SF, MU	237	0	0	0	0	urban development	6-20	Moved from five-year program after 2017 legislative session.
37	City of Fort Worth	MU	292	7	3	3	12	growth center	6-20	Large portion of area has no CCN. Moved from five-year program after 2017 legislative session.
38	City of Fort Worth / None	MU	136	0	0	0	2	urban development	6-20	Area not currently in City's CCN. Populated Area. Moved from five-year program after 2017 legislative session.

POTENTIAL CITY-INITIATED ANNEXATION

Map ID #	CCN	Future Land Use	Acres	Res Parcels	Res Units	Vacant Res Parcels	Non-Res Parcels	Criteria to be Met	Program Year	Comments
A	Aqua Texas, Inc.	SF, NC, OPEN SPACE	331	282	172	110	8	urban development	6-20	Shale Creek WCID - Area not currently in City's CCN. Eligible for annexation on 2/17/2037.
B	Aqua Texas, Inc.	SF, NC, OPEN SPACE	232	821			17	urban development	6-20	Brookfield WCID - Area not currently in City's CCN. Eligible for annexation on 2/17/2037.
C	Aqua Texas, Inc./None	SUB, SF, NC	1,137	1	0	0	23	urban development	6-20	Tradition / Inspiration MUD not currently in City's CCN. Small portion in Aqua Texas, Inc. CCN. CFW to hold CCN in future.
D	Aqua Texas, Inc.	RURAL, SUB, SF, NC	1,483	3532			4	urban development	6-20	Alpha Ranch WCID - Area not currently in City's CCN. Eligible for annexation on 2/17/2037.
E	City of Fort Worth	SF, NC, OPEN SPACE, LAKES & PONDS	265	839	221	618	21	urban development	6-20	Haynesville Oak Ranch MUD - small section annexed for limited purposes.
F	City of Fort Worth	SF, NC	739	2075	348	1727	48	urban development	6-20	Morningstar Eligible on 5/21/2035, unless the MUD dissolves.
G	City of Fort Worth	SF, MDR, NC, GC, MU, LI, OPEN SPACE	7,104	0	0	0	41	N/A: Annexed for limited purposes in 2003.	6-20	Walsh Ranch limited-purpose annexation area subject to 5/6/03 contract with property owners and City decision by 5/26/26.
H	City of Fort Worth	SF, LDR, INFRA	256	2	400	0	14	urban development	6-20	St. Francis Village - Emergency services concerns by property owner.
I	Johnson Co. SUD / None	MU	136	0	0	0	2	urban development	6-20	Portion of the area in Johnson County SUD.

Shading in Map ID# column indicates areas that were moved from 5-year program in 2018

Enclave For planning purposes, Fort Worth defines an enclave as an area within the City's extraterritorial jurisdiction that is surrounded by the corporate limits of the City of Fort Worth and/or the corporate limits or extraterritorial jurisdiction of other municipalities.